

May 21, 2003

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, California 90012

**LOCAL PLAN AMENDMENT CASE NO. 02-286-(2)
ZONE CHANGE CASE NO. 02-286-(2)
CONDITIONAL USE PERMIT CASE NO. 02-286-(2)
PETITIONER: ALLIANCE PROPERTY GROUP, INC.
WEST ATHENS WESTMONT ZONED DISTRICT
SECOND SUPERVISORIAL DISTRICT (3-VOTE)**

Dear Supervisors:

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Consider the Negative Declaration for Local Plan Amendment No. 02-286-(2), Zone Change No. 02-286-(2), and Conditional Use Permit No. 02-286-(2), together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Adopt the attached resolution amending the West Athens Westmont Community Plan (Local Plan Amendment No. 02-286-(2)) as recommended by the Regional Planning Commission.
3. Instruct County Counsel to prepare an ordinance to change zones within the West Athens Westmont Zoned District as recommended by the Regional Planning Commission (Zone Change No. 02-286-(2)).
4. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 02-286-(2).

LOCAL PLAN AMENDMENT

CASE NO. 02-286-(2)

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Update the West Athens Westmont Community Plan Land Use Policy map to reflect current conditions for West Athens Westmont.
- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the West Athens Westmont Community Plan and the Countywide General Plan.

Implementation of Strategic Plan Goals

This local plan amendment and zone change promote the County's Strategic Plan goal of Service Excellence. The local plan amendment and zone change will develop an underused infill site and promote economic revitalization of the Western Avenue commercial corridor, in compliance with the West Athens Westmont Community Plan. The project components (plan amendment, zone change and conditional use permit) were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

FISCAL IMPACT/FINANCING

Implementation of the proposed zone change and adoption of the plan amendment as part of the West Athens Westmont Community Plan should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed plan amendment will update the West Athens Westmont Community Plan Land Use Policy map to reflect the most current approved conditions in the area. This ensures that the Plan will continue to serve as a current reflection of the goals and policies of the West Athens Westmont area.

The Regional Planning Commission conducted concurrent public hearings on Local Plan Amendment, Zone Change and Conditional Use Permit Case Nos. 02-286-(2) on April 16, 2003. The three zoning requests before the Commission were: 1) a local plan amendment to the West Athens Westmont Community Plan to change the land use classification from O-S (Open Space) classification to C.2 (Community Commercial) on 2.2 acres of the 3.3-acre subject property, 2) a zone change from the existing O-S (Open Space) and C-2 (Neighborhood Business) zoning to C-3-DP (Unlimited Commercial-Development Program) zoning on the entire 3.3 acres, and 3) a conditional use permit to authorize construction, operation and maintenance of a four-story, 106,000 gross square foot office building, a 555-space six-level parking structure, and a 45-space surface parking lot to be leased by the Los Angeles County Department of Public Social Services. The Regional Planning

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Commission voted (4-0) to recommend approval of the requested local plan amendment and zone change, and to approve the conditional use permit at their April 23, 2003 meeting.

Pursuant to subsection B.2 of Section 22.60.230 of the County Code, the conditional use permit is deemed to be called for review by your Board and shall be considered concurrently with the recommended local plan amendment and zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65355 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

The proposed plan amendment, zone change and conditional use permit will not have a significant effect on the environment. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project.

Based on the Negative Declaration, adoption of the proposed plan amendment and zone change will not have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed plan amendment and zone change is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Frank Meneses, Acting Administrator
Current Planning Division

Attachments: Commission Resolutions, Findings & Conditions, Staff Report & Attachments

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C: Chief Administrative Officer
County Counsel
Assessor
Director, Department of Public Works

FM:RJF:MBM:NP

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LOCAL PLAN AMENDMENT CASE NO. 02-286-(2)**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Local Plan Amendment Case No. 02-286-(2) on April 16, 2003; and,

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant has requested a Local Plan Amendment to the West Athens Westmont Community Plan to change the land use designation from O-S (Open Space) to C.2 (Community Commercial) on 2.2 acres of the 3.3-acre subject property.
2. The subject property is located at 1819-1821 West 120th Street, in the West Athens Westmont Zoned District and the West Athens Westmont Community Standards District.
3. The local plan amendment request was heard concurrently with Zone Change Case No. 02-286-(2) and Conditional Use Permit Case No. 02-286-(2) at the April 16, 2003 public hearing.
4. Zone Change Case No. 02-286-(2) is a related request to authorize a change of zone from O-S (Open Space) and C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial-Development Program) on the entire 3.3-acre subject property. The addition of the DP (Development Program) component in the proposed zoning will assure that development occurring after the rezoning of the property will conform to plans submitted by the applicant through the conditional use permit approval process.
5. Conditional Use Permit Case No. 02-286-(2) is a related request to authorize construction, operation and maintenance of an office building, parking structure, and surface parking lot with a modification to the height requirement of the West Athens Westmont Community Standards District.

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6. The conditional use permit site plan, labeled Exhibit "A", depicts a triangular-shaped parcel situated south of the Century Freeway (105) and Southern Pacific Railroad line and north of Chester L. Washington Golf Course. The site plan proposes the development of a four-story office building, a six-level, 555-space parking structure, a 45-space surface parking area and access road for this development and the golf course. The proposed office building is 106,000 square feet in size and located at the eastern corner of the lot along Western Avenue, the parking structure will be 164,400 square feet in size and located west of the office building in the middle of the parcel, and the 45 surface parking stalls will be located at the western corner of the lot. Access to the site is shown from Western Avenue to the east.
7. The subject property currently falls within two land use designations in the West Athens Westmont Community Plan, a component of the Los Angeles County General Plan. The western 2.2-acre portion of the site is designated Open Space and the remainder of the parcel is designated Community Commercial. The proposed use of the property is inconsistent with the Open Space land use designation, which is designated for the preservation, maintenance and enhancement of recreational and natural resources.
8. The applicant is requesting an amendment to the West Athens Westmont Community Plan to change the land use designation of the western 2.2-acre portion of the parcel from Open Space to Community Commercial, after which the entire parcel will be designated Community Commercial. Uses permitted by the Community Commercial designation are not specifically outlined in the Community Plan, but a wide range of retail and service related uses can be found within this category. The Commission finds that the proposed use would be consistent with the Community Commercial land use designation.
9. The proposed plan amendment is compatible with the goals and policies of the West Athens Westmont Community Plan and the Countywide General Plan in that the goals of the Community Plan include enhancing the physical character and economic viability of existing commercial areas by providing for infill and intensification of vacant and under-utilized parcels, and encouraging the location of major commercial uses in areas which are easily accessible to major transportation facilities.
10. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial

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Study, the Department of Regional Planning has prepared a Negative Declaration for this project.

11. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed Local Plan Amendment will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider Local Plan Amendment Case No. 02-286-(2), a change of classification within the West Athens Westmont Community Plan from Open Space to Community Commercial on 2.2 acres;
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration, dated February 27, 2003, and determine that Local Plan Amendment Case No. 02-286-(2) will not have a significant impact upon the environment; and
3. That the Board of Supervisors adopt the above recommended Local Plan Amendment Case No. 02-286-(2).

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on April 23, 2003.

Rosie Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ZONE CHANGE CASE NO. 02-286-(2)**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 02-286-(2) on April 16, 2003; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from O-S (Open Space) and C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial-Development Program) on a 3.3-acre parcel. The DP (Development Program) designation will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area. As applied to this case, the conditional use permit will restrict the development of the re-zoned site to the proposed office building and parking facilities shown on the approved site plan marked Exhibit "A". No other development is permitted on the property unless a new conditional use permit is obtained.
2. The subject property is located at 1819-1821 West 120th Street, in the West Athens Westmont Zoned District and the West Athens Westmont Community Standards District.
3. The zone change request was heard concurrently with Local Plan Amendment Case No. 02-286-(2) and Conditional Use Permit Case No. 02-286-(2) at the April 16, 2003 public hearing.
4. Local Plan Amendment Case No. 02-286-(2) is a related request to authorize a change of land use classification in the West Athens Westmont Community Plan from O-S (Open Space) to C.2 (Community Commercial) on 2.2 acres of the 3.3-acre subject property.
5. Conditional Use Permit Case No. 02-286-(2) is a related request to authorize construction, operation and maintenance of an office building, parking structure, and surface parking lot with a modification to the height requirement of the West Athens Westmont Community Standards District.
6. The conditional use permit site plan, labeled Exhibit "A", depicts a triangular-shaped parcel situated south of the Century Freeway (105) and Southern Pacific Railroad line and north of Chester L. Washington Golf Course. The site plan proposes the development of a four-story office building, a six-level, 555-space

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parking structure, a 45-space surface parking area and access road for this development and the golf course. The office building will be 106,000 square feet in size and located at the eastern corner of the lot along Western Avenue, the parking structure will be 164,400 square feet in size and located west of the office building in the middle of the parcel, and the 45 surface parking stalls will be located at the eastern corner of the lot. Access to the site is shown from Western Avenue to the east.

7. The subject property is currently zoned C-2 and O-S. A small portion of the subject property, facing Western Avenue, is currently used as an equipment storage yard; a single-family residence is also located on the eastern portion of the parcel. A double-sided billboard is located at the northeast corner of the subject property (to remain). The remainder of the property is currently vacant. Since an office building is not a permitted use in the O-S zone, a zone change is necessary to authorize the proposed use of the subject property.
8. Surrounding zoning consists of R-1 (Single-Family Residence) and A-1 (Light Agriculture) to the north; C-R (Commercial Residential), C-3 (Unlimited Commercial), and O-S (Open Space) to the south; C-2 (Neighborhood Business), A-1, and R-1 to the east; and R-1 and the City of Hawthorne to the west.
9. Surrounding land uses consist of: 105-Freeway, railroad, vacant land, and single family residences to the north; A golf course to the south; 105-Freeway, vacant land, single family residences, apartments, and a nightclub to the east; and single family residences, and railroad to the west.
10. Modified conditions warrant a revision in the zoning of the subject property to foster implementation of planning goals listed in the West Athens Westmont Community Plan. The goals include economic revitalization of commercial areas and the creation of employment opportunities and job training programs within the community. The DPSS will provide employment as well as employment services through programs like CalWorks, GAIN, Long-Term Family Self Sufficiency Plan and General Relief Opportunities for Work, which improve skill levels and provide training for unemployed or underemployed residents. Other programs to be provided at this site will include food stamps, nutrition and self-sufficiency training. . The vacant Open Space portion of the subject property has not served any beneficial use to the community since the zoning was adopted in 1991. Any prior plans of annexation to the golf course or using it as other public open space have proven to be not feasible. The continued lack of employment opportunities in the community also warrants a review of the existing C-2 zoning. The construction of the 105-freeway and the Green Line light rail system immediately north of this site

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has also changed public access possibilities to the subject property, making it more accessible and suitable for the proposed use by the DPSS.

11. A need for the proposed C-3-DP zone classification exists within the community to accommodate the increased demand for County DPSS employment and health services assistance to communities experiencing economic deterioration. Western Avenue is a major commercial corridor. The West Athens Westmont Community Plan encourages economic revitalization of commercial areas and the creation of employment opportunities and job training programs within the community.
12. The subject property is a proper location for the proposed C-3-DP zoning classification within the community and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice in that the proposed zone would permit the necessary design flexibility for development of a parcel that is irregularly shaped, is not contiguous to residences and is not adequately buffered from the rail line and Century Freeway (105). Additionally, employment and health services would be located near mass transit and major commercial corridors, thereby mitigating transportation limitations of the unemployed. Existing C-3 zoning is found immediately to the south of the subject property, along Western Avenue.
13. The proposed Zone Change from C-2 and O-S to C-3-DP is consistent with the goals and objectives of the Countywide General Plan and the West Athens Westmont Community Plan, as amended by Local Plan Amendment Case No. 02-286-(2).
14. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project.
15. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

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THEREFORE, BE IT RESOLVED, THAT the Regional Planning Commission recommend to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from O-S (Open Space) and C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial-Development Program);
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration, dated February 27, 2003, and determine that Zone Change Case No. 02-286-(2) will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and the West Athens Westmont Community Plan, with the adoption of Local Plan Amendment Case No. 02-286-(2) by the Board;
4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
5. That the Board of Supervisors adopt the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on April 23, 2003.

Rosie Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

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**THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES**

LOCAL PLAN AMENDMENT NO. 02-286-(2)

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for the adoption of amendments to county general plans; and

WHEREAS, the Board of Supervisors of the County of Los Angeles has conducted a public hearing in the matter of Local Plan Amendment Case No. 02-286-(2) on May 27, 2003; and,

WHEREAS, the Board of Supervisors, having considered the recommendations of the Regional Planning Commission, finds as follows:

1. The applicant has requested a Local Plan Amendment to the West Athens Westmont Community Plan to change the land use designation from O-S (Open Space) to C.2 (Community Commercial) on 2.2 acres of the 3.3-acre subject property.
2. The local plan amendment request was heard concurrently with Zone Change Case No. 02-286-(2) and Conditional Use Permit Case No. 02-286-(2) at a public hearing before the Regional Planning Commission on April 16, 2003.
3. Zone Change Case No. 02-286-(2) is a related request for a change of zone from O-S (Open Space) and C-2 (Neighborhood Business) to C-3-CP (Unlimited Commercial-Development Program) on the entire 3.3-acre subject property. The addition of the DP (Development Program) component in the proposed zoning will assure the development occurring after the property has been rezoned will conform to plans submitted by the applicant through the conditional use permit approval process.
4. Conditional Use Permit Case No. 02-286-(2) is a related request to authorize construction, operation and maintenance of an office building, parking structure, and surface parking lot with a modification to the height requirement of the West Athens Westmont Community Standards District.
5. The subject property consists of 3.3 acres located at 1819-1821 West 120th Street, West Athens Westmont in the West Athens Westmont Zoned District and the West Athens Westmont Community Standards District.

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6. The conditional use permit site plan, labeled Exhibit "A", depicts a triangular-shaped parcel situated south of the Century Freeway (105) and Southern Pacific Railroad line and north of Chester L. Washington Golf Course. The site plan depicts a four-story office building, a six-level, 555-space parking structure, a 45-space surface parking area and an access road for this development and the golf course. The proposed office building is 106,000 square feet in size and located at the eastern corner of the lot along Western Avenue, the parking structure will be 164,400 square feet in size and located west of the office building in the middle of the parcel, and the 45 surface parking stalls area will be located at the western corner of the lot. Access to the site is shown from Western Avenue to the east.
7. The subject property is currently designated as Open Space and Community Commercial within two land use designations in the West Athens Westmont Community Plan, a component of the Los Angeles County General Plan. Uses permitted by the Community Commercial designation are not specifically outlined in the West Athens Westmont Community Plan, but a wide range of retail and service related uses can be found within this category. The western 2.2-acre portion of the site is designated Open Space and the remainder of the parcel is designated Community Commercial. The proposed use of the property is inconsistent with the Open Space land use designation, which is designated for the preservation, maintenance, and enhancement of recreational and natural resources.
8. The proposed plan amendment would change the Open Space land use designation to Community Commercial on the western 2.2 acres of the western portion of the parcel to Community Commercial, after which the entire parcel would be designated Community Commercial. Uses permitted by the Community Commercial designation are not specifically outlined in the West Athens Westmont Community Plan, but a wide range of retail and service related uses can be found within this category. The proposed uses would be consistent with the Community Commercial land use designation of the subject property.
9. The proposed plan amendment is compatible with the goals and policies of the West Athens Westmont Community Plan and the Countywide General Plan in that the goals of the Community Plan include enhancing the physical character and economic viability of existing commercial areas by providing for infill and intensification of vacant and under-utilized parcel, and encouraging the location of major commercial uses in areas which are easily accessible to major transportation facilities.
10. Approval of the proposed plan amendment is in the public interest and is in

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conformity with good planning practice.

11. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act and the environmental guidelines and document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$1,275.00**. ***[a finding is only made when a project IS de minimus]***

THEREFORE, BE IT RESOLVED THAT the Board of Supervisors of the County of Los Angeles:

1. Considers the Negative Declaration for Local Plan Amendment No. 02-286-(2) together with any comments received during the public review process, certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto, finds on the basis of the whole record before the Board that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the independent judgment and analysis of the County, and adopts the Negative Declaration;
2. Finds that the subject amendment is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game;
3. Determines that the subject amendment is compatible with and supportive of the goals and policies of the County General Plan; and
4. Adopts Local Plan Amendment No. 02-286-(2) amending the Land Use Policy Map of the West Athens Westmont Community Plan as shown on the map attached to this resolution.

The foregoing resolution was on the 27th day of May 2003, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which Board so acts.

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VIOLET VARONA-LUKENS, Executive Officer-

Clerk of the Board of Supervisors of
the County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM
BY COUNTY COUNSEL

LLOYD W. PELLMAN

By _____
Deputy

STAFF USE ONLY

PROJECT NUMBER: 02-286

CASES: CUP

ZC, LP



*** * * * INITIAL STUDY * * * ***

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: October 28, 2002

Staff Member: Christina D. Tran

Thomas Guide: 703 H-7

USGS Quad: Inglewood

Location: 1819-1821 W. 120th St., West Athens

Description of Project: Application for a Local Plan Amendment in the West Athens/Westmont Plan area from Open Space (OS) to Community Commercial (C-2). A Zone Change from OS and Neighborhood Business (C-2) to Unlimited Commercial Development Program (C-3-DP) is being requested as well. Application also includes a request for a CUP to authorize the construction of a four-story office building (106,000 s.f.) and a six-level parking structure (164,400 s.f.) for 555 parking spaces in addition to a 45 space surface parking lot. All proposed improvements at the project site will not exceed 70' in height. This CUP also includes a request for a height variance above 40' in the West Athens/Westmont CSD. Access road from Western Avenue will be realigned slightly and extension of 120th Street is not proposed as a part of this project. Proposed facility will be leased by the County Department of Public Social Services with option to buy. Operating hours will be M-F from 7:00 a.m. to 7:00 p.m. with approximately 400-600 employees working at the site.

Gross Acres: 3.3 acres

Environmental Setting: Project site is located in an urbanized area with no significant natural habitat. There is currently a single family residence, a billboard, and an outdoor storage of construction vehicles within an enclosed 6' high perimeter fenced area at the site which will all be removed except for the billboard.

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Surrounding uses consist of residences, the 105 Freeway, Union Pacific Rail line to the north, a golf course to the south, a restaurant, and a park to the west.

Zoning: OS (Open Space); C-2 (Neighborhood Commercial)

General

Plan: Low Density Residential

Community/Area wide Plan: OS and C-2 (West Athens/Westmont Community Plan)

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Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
<u>CP00199/TR52973</u>	<u>1 MF lot with 26 detached condo (pending)</u>
<u>TR45687</u>	<u>1 MF lot with 7 new condo (4-13-90 recorded)</u>
<u>CP01130</u>	<u>Two SF residences (2-6-02 approved)</u>
<u>CP85063/TR43580</u>	<u>8 SF lots (7-3-85 recorded)</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<p>Responsible Agencies</p> <p><input type="checkbox"/> None</p> <p><input checked="" type="checkbox"/> Regional Water Quality Control Board</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> Los Angeles Region</p> <p style="padding-left: 20px;"><input type="checkbox"/> Lahontan Region</p> <p><input type="checkbox"/> Coastal Commission</p> <p><input type="checkbox"/> Army Corps of Engineers</p> <p><input checked="" type="checkbox"/> <u>Caltrans</u></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>Special Reviewing Agencies</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Santa Monica Mountains Conservancy</p> <p><input type="checkbox"/> National Parks</p> <p><input type="checkbox"/> National Forest</p> <p><input type="checkbox"/> Edwards Air Force Base</p> <p><input type="checkbox"/> Resource Conservation District of Santa Monica Mtns. Area</p> <p><input checked="" type="checkbox"/> <u>South Pacific Trans Co.</u></p> <p><input checked="" type="checkbox"/> <u>Southern California Water Company</u></p> <p><input checked="" type="checkbox"/> <u>City of Hawthorne</u></p> <p><input checked="" type="checkbox"/> <u>MTA</u></p> <p><input checked="" type="checkbox"/> <u>FAA</u></p> <p><input checked="" type="checkbox"/> <u>Hawthorne Municipal Airport</u></p>	<p><u>Regional Significance</u></p> <p><input checked="" type="checkbox"/> None</p> <p><input type="checkbox"/> SCAG Criteria</p> <p><input type="checkbox"/> Air Quality</p> <p><input type="checkbox"/> Water Resources</p> <p><input type="checkbox"/> Santa Monica Mtns. Area</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Trustee Agencies</p> <p><input checked="" type="checkbox"/> None</p>		<p>County Reviewing Agencies</p> <p><input checked="" type="checkbox"/> County Sanitation District</p> <p><input checked="" type="checkbox"/> DPW: Traffic & Lighting; Drainage & Grading; Geotechnical and Materials Engineering; Watershed Management; Transportation Planning; Programs Development Division</p>
<p><input type="checkbox"/> State Fish and Game</p>	<p><input type="checkbox"/></p>	

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<input type="checkbox"/> State Parks	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>County Parks & Recreation</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fire Department
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Health Services: <i>Environmental Hygiene</i>

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<u>IMPACT ANALYSIS MATRIX</u>		ANALYSIS SUMMARY (See individual pages for details)				
			<u>Less than Significant Impact/No Impact</u>			
			<u>Less than Significant Impact with Project Mitigation</u>			
				<u>Potentially Significant Impact</u>		
CATEGORY	FACTOR	Pg				<u>Potential Concern</u>
<u>HAZARDS</u>	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

Development Policy Map

- Designation: Urban Open Space
- ☐ Yes ☒ No

Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

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3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

- ☐ Check if DMS printout generated (attached)

Date of
printout: _____

- ☐ Check if DMS overview worksheet completed (attached)
EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the
environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will
reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

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☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: _____ Date: _____

Approved by: _____ Date: _____

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

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HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <u>Newport Inglewood Fault Zone (LA County Safety Element map)</u>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES**

☒ **OTHER**

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CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

DPW concluded that project will not have significant impacts in their letter dated February 6, 2003

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant
significant/No Impact

☐ Less than significant with project mitigation

☒ Less than

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <u>Unnamed blue-line drainage on USGS map (Inglewood Quad)</u>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors (e.g., dam failure)?

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Approximate Hillside Areas (LA County Safety Element Map)

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☒ Approval of Drainage Concept by DPW

☐ **MITIGATION MEASURES
CONSIDERATIONS**

☒ **OTHER**

☐ Lot Size ☐ Project Design

Applicant shall comply with all conditions set forth by the Drainage and Grading unit in their letter dated

2/24/03.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant impact

☐ Less than significant with project mitigation ☒ Less than significant/No

HAZARDS - 3. Fire

SETTING/IMPACTS

Yes No Maybe

a.

☐☒☐

Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?

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b. ☐ ☐ ☒ Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?

Access may be inadequate

c. ☐ ☒ ☐ Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?

d. ☐ ☒ ☐ Is the project site located in an area having inadequate water and pressure to meet fire flow standards?

e. ☐ ☒ ☐ Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?

f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?

g. ☐ ☐ ☐ Other factors?

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Prevention Guide No.46
☐ Fuel Modification / Landscape Plan

☐ **MITIGATION MEASURES**

☒ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

Applicant shall comply with all conditions set forth by the Fire Department in their letter dated 2/6/03.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?



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☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation

☒ Less than

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <u>Rail road and 105 Freeway to the north</u>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <u>Henry Clay Middle School is about 700' from the project site</u>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778

☐ Building Ordinance No. 2225--Chapter 35

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☐ **MITIGATION MEASURES
CONSIDERATIONS**

☒ **OTHER**

☐ Lot Size ☐ Project Design ☐ Compatible Use

Applicant shall comply with all conditions set forth by the Department of Health Services in their letter dated

1-18-03 and all mitigation measures proposed in the 2-7-03 letter by Nadel Architects Inc.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant impact

☐ Less than significant with project mitigation ☒ Less than significant/No

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RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>Parking lots with over 25 parking spaces are subject to NPDES requirements</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>Parking lots with over 25 parking spaces are subject to NPDES requirements</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit CAS614001 Compliance (DPW) |

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☐ **MITIGATION MEASURES
CONSIDERATIONS**

☒ **OTHER**

☐ Lot Size ☐ Project Design ☐ Compatible Use

Consultation with RWQCB

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☐ Potentially significant
impact

☐ Less than significant with project mitigation ☒ Less than significant/No

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?

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- e. ☐ ☒ ☐ Would the project conflict with or obstruct implementation of the applicable air quality plan?
- f. ☐ ☒ ☐ Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- g. ☐ ☒ ☐ Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
- h. ☐ ☐ ☐ Other factors?
-
-

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ **MITIGATION MEASURES**

☐

OTHER CONSIDERATIONS

☐ Project Design ☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation ☒ Less than

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe



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a. ☐ ☒ ☐ Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

c. ☒ ☐ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?

Unnamed blue-line stream on USGS map (Inglewood Quad)

d. ☐ ☒ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?

e. ☐ ☒ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?

f. ☐ ☒ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES
CONSIDERATIONS**

☒ **OTHER**

☐ Lot Size
Permit

☐ Project Design

☐ ERB/SEATAC Review

☐ Oak Tree

Drainage course not evident on project site.

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation ☒ Less than

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Unnamed blue-line stream on USGS map (Inglewood Quad)</u> Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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☐ **MITIGATION MEASURES
CONSIDERATIONS**

☒ **OTHER**

☐ Lot Size

☐ Project Design

☐ Phase 1 Archaeology Report

Site is disturbed and surrounding areas are developed

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation

☒ Less than

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RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES
CONSIDERATIONS**

☐ **OTHER**

☐ Lot Size ☐ Project Design

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CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation ☒ Less than

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RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES
CONSIDERATIONS**

☐ **OTHER**

☐ Lot Size ☐ Project Design

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CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant
impact

☐ Less than significant with project mitigation ☒ Less than significant/No

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RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors (e.g., grading or landform alteration)? <i>A segment of an existing golf course access road from Western Avenue will be unpaved and realigned to be repaved.</i>

☐ **MITIGATION MEASURES
CONSIDERATIONS**

☒ **OTHER**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

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Applicant shall landscape the entire area south of the proposed access road extension including the segment

of the existing access road to be unpaved.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation ☒ Less than

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
				<i>Access may be inadequate</i>

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e. ☒ ☐ ☐ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
Office building will be 106,000 s.f. and parking structure will be 164,400 s.f.

f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?

g. ☐ ☐ ☐ Other factors?

☐ **MITIGATION MEASURES
CONSIDERATIONS**

☒ **OTHER**

☐ Project Design ☒ Traffic Report ☐ Consultation with Traffic & Lighting Division

*Applicant shall comply with all conditions set forth by the DPW in their letter dated 2/13/03.
Caltrans has no*

comments in their letter dated 2/26/03.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation ☒ Less than

SERVICES - 2. Sewage Disposal

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SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- ☐ Plumbing Code – Ordinance No. 2269

☐ **MITIGATION MEASURES
CONSIDERATIONS**

☐ **OTHER**

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation ☒ Less than

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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☐ **MITIGATION MEASURES
CONSIDERATIONS**

☐ **OTHER**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation ☒ Less than

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

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a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?

c. ☐ ☐ ☐ Other factors?

☐ **MITIGATION MEASURES
CONSIDERATIONS**

☐ **OTHER**

☐ Fire Mitigation Fee

CONCLUSION

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Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation ☒ Less than

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

☐ **MITIGATION MEASURES**
OTHER CONSIDERATIONS

☐

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant
impact

☐ Less than significant with project mitigation ☒ Less than significant/No

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OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Lot Size

☐ Project Design

☐ Compatible Use

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant
significant/No impact ☐ Less than significant with project mitigation ☒ Less than significant

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site? <i>Outdoor storage of construction vehicle</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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- g. ☐ ☒ ☐ Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
- h. ☐ ☒ ☐ Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
- i. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- j. ☐ ☐ ☐ Other factors?
-
-

☐ **MITIGATION MEASURES**



OTHER CONSIDERATIONS

☐ Toxic Clean-up Plan

Phase I Environmental Assessment report dated 9/27/02 and supplemental environmental consultation letter

by Mactec dated 12/2/02 did not identify significant impacts from soil contamination.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation ☒ Less than

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OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Local Plan Amendment of West Athens/Westmont Plan area required</u> Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				<u>Zone change from OS and C-2 to C-3-DP</u> Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☒

OTHER CONSIDERATIONS

Proposed development would be allowed under the requested zone change and local plan amendment

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation ☒ Less than

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OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation ☒ Less than

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant
significant/No impact

☐ Less than significant with project mitigation ☒ Less than